003.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,012,000 / 1,012,000
					USE VALUE:	1,012,000 / 1,012,000
					ASSESSED:	1,012,000 / 1,012,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG PAMELA G/ TRUSTEE
Owner 2:	PAMELA G YOUNG REVOCABLE TRUS
Owner 3:	
Street 1:	PO BOX 327 DEPT 16
Street 2:	
Twn/City:	HOUSTON
St/Prov:	TX Cntry: Own Occ: N
Postal:	77001 Type:

PREVIOUS OWNER

Owner 1:	YOUNG PAMELA G -
Owner 2:	-
Street 1:	230 CROSS ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3094 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	552,600	4,600	454,800	1,012,000
Total Card	0.114	552,600	4,600	454,800	1,012,000
Total Parcel	0.114	552,600	4,600	454,800	1,012,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.11 | /Parcel: 327.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 2570

GIS Ref

GIS Ref

Insp Date 09/01/17

!256!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	552,800	4600	4,950.	454,800	1,012,200	1,012,200	Year End Roll	12/18/2019
2019	104	FV	407,500	4600	4,950.	483,200	895,300	895,300	Year End Roll	1/3/2019
2018	104	FV	407,500	4600	4,950.	352,500	764,600	764,600	Year End Roll	12/20/2017
2017	104	FV	381,400	5100	4,950.	307,000	693,500	693,500	Year End Roll	1/3/2017
2016	104	FV	381,400	5100	4,950.	261,500	648,000	648,000	Year End	1/4/2016
2015	104	FV	338,700	5100	4,950.	255,800	599,600	599,600	Year End Roll	12/11/2014
2014	104	FV	338,700	5100	4,950.	210,300	554,100	554,100	Year End Roll	12/16/2013
2013	104	FV	352,800	5100	4,950.	200,100	558,000	558,000		12/13/2012

PRINT

Date	Time
12/10/20	16:05:40

LAST REV

Date	Time
01/09/19	13:22:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG PAMELA G,	71010-433	1	5/15/2018	Convenience	1	No	No		
YOUNG PAMELA G/	71010-413	1	5/15/2018	Convenience	1	No	No		
YOUNG WILLIAM F	53493-176		9/2/2009	Family	1	No	No		
	11382-746		7/31/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2005	767	Siding	20,000			G7	GR FY07	VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
8/11/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98939395
Const Adj.:	0.98000199
Adj $ / SQ:	164.833
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678879
Depreciation:	126271
Depreciated Total:	552607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

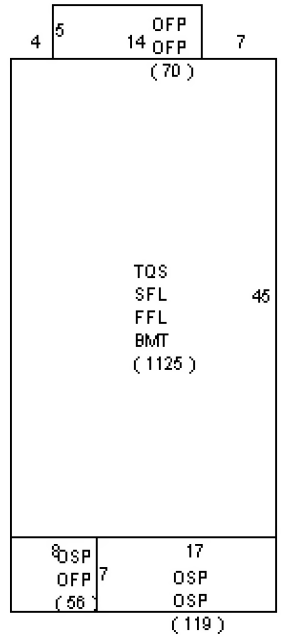
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.83
Special Features:	0	Val/Su Net:	117.35
Final Total:	552600	Val/Su SzAd	178.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	49.450	55,631
FFL	First Floor	1,125	164.830	185,438
SFL	Second Floor	1,125	164.830	185,438
TQS	3/4 Story	844	164.830	139,078
OSP	Screen Porch	294	23.840	7,008
OFP	Open Porch	196	24.420	4,786

Net Sketched Area:	4,709			Total:	577,379
Size Ad	3093.75	Gross Are	4990	FinArea	3094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600